149.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	726,300 / 726,300
					USE VALUE:	726,300 / 726,300
					ASSESSED:	726,300 / 726,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAIOLA JASON M/KRISTEN E
Owner 2:	
Owner 3:	
Street 1:	98 QUINCY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BIKHAZI ELIAS/NADA -
Owner 2:	-
Street 1:	98 QUINCY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,615 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4615.000	335,400		390,900	726,300
Total Card	0.106	335,400		390,900	726,300
Total Parcel	0.106	335,400		390,900	726,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.59 | /Parcel: 438.5

Legal Description

User Acct 98469

GIS Ref

GIS Ref

Insp Date 06/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 149.0-0006-0016.0

!11680!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,500	0	4,615.	390,900	726,400	726,400	Year End Roll	12/18/2019
2019	101	FV	253,900	0	4,615.	390,900	644,800	644,800	Year End Roll	1/3/2019
2018	101	FV	252,000	0	4,615.	346,200	598,200	598,200	Year End Roll	12/20/2017
2017	101	FV	252,000	0	4,615.	290,400	542,400	542,400	Year End Roll	1/3/2017
2016	101	FV	252,000	0	4,615.	290,400	542,400	542,400	Year End	1/4/2016
2015	101	FV	245,800	0	4,615.	251,300	497,100	497,100	Year End Roll	12/11/2014
2014	101	FV	245,800	0	4,615.	242,900	488,700	488,700	Year End Roll	12/16/2013
2013	101	FV	245,800	0	4,615.	231,200	477,000	477,000		12/13/2012

PRINT

Date	Time
12/11/20	01:49:21

LAST REV

Date	Time
08/07/18	08:35:29

apro

PAT ACCT. 11680

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIKHAZI ELIAS/N	51202-114		5/21/2008		503,000	No	No		
FERTIG LOUIS B	48132-49		9/7/2006		507,000	No	No		
KALOUSTIAN DIAN	31673-459		8/1/2000		331,000	No	No		
KALOUSTIAN DICK	25275-138		4/7/1995		10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2017	232	Alterati	1,500	C				
3/2/2017	226	Redo Kit	70,000	O				demo kitch, add ne
12/19/2016	2194	Wood Dec	18,000	C				
4/23/2014	362	Re-Roof	6,800					
2/6/2014	100	Alterati	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
6/16/2014	External Ins	PC	PHIL C
3/12/2014	Info Fm Prmt	EMK	Ellen K
11/3/2008	Meas/Inspect	163	PATRIOT
1/17/2007	MLS	MM	Mary M
11/7/2000	MLS	MM	Mary M
12/22/1999	Inspected	263	PATRIOT
11/17/1999	Measured	268	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98469
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4615		Sq. Ft.	Site		0	70.	1.21	8									390,916						390,900	

Total AC/HA: 0.10595 | Total SF/SM: 4615 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 390,916 | Spl Credit | Total: 390,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	b		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28405797
Const Adj.:	0.98990101
Adj $ / SQ:	158.886
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412094
Depreciation:	76650
Depreciated Total:	335445

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

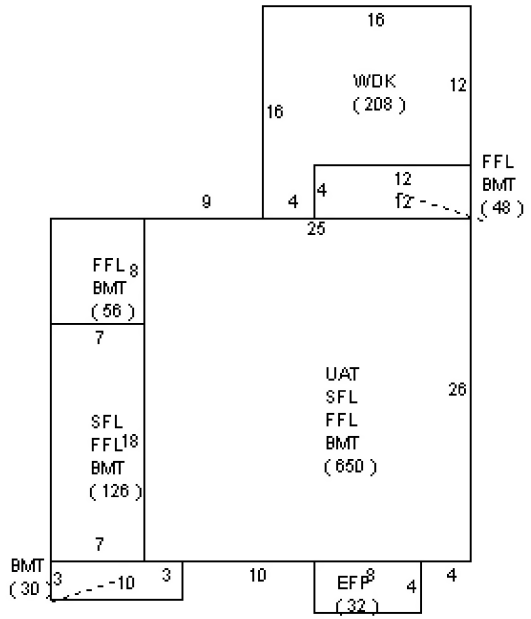
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.89
Special Features:	0	Val/Su Net:	112.97
Final Total:	335400	Val/Su SzAd	202.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	910	47.670	43,376
FFL	First Floor	880	158.890	139,820
SFL	Second Floor	776	158.890	123,296
WDK	Deck	208	10.700	2,225
UAT	Upper Attic	163	63.550	10,328
EFP	Enclos Porch	32	71.870	2,300

Net Sketched Area:	2,969	Total:	321,345
Size Ad	1656	Gross Are	3456	FinArea	1656
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

149.0-0006-0016.0

IMAGE

AssessPro Patriot Properties, Inc